

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 30, 1975, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Deputy Mayor Sweeney  
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,  
Kennedy, Marzari and Volrich

ABSENT: Mayor Phillips  
Alderman Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

MOVED by Ald. Volrich,  
SECONDED by Ald. Harcourt,

THAT the Minutes of the Regular Council Meeting of September 23, 1975, be adopted.

- CARRIED UNANIMOUSLY

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The Council recessed to reconvene to continue the Special meeting of Council on Downtown Rezoning.

Following the Special Council meeting and an 'In Camera' meeting, Council reconvened in the Council Chamber at 4:40 p.m., with the same members present with the addition of Mayor Phillips and Alderman Rankin.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,  
SECONDED by Ald. Sweeney,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

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Council at an 'In Camera' meeting earlier this day, agreed to deal with the following item in open Council.

P.N.E. Rental & False Creek  
Property Negotiations

Aldermen Bowers and Harcourt, in a memo to Council dated September 28, 1975, advised of the results of negotiations they undertook on Council's instructions with the Hon. Robert Williams on the matter of Provincial land needed for roadway and park purposes in Area 6 False Creek.

At their meeting on July 7, 1975, with the Minister, it was learned that any settlement in False Creek would be contingent on reaching agreement on the question of the rental payable by the P.N.E. to the City.

The following was submitted for Council's approval:

cont'd....

Regular Council, September 30, 1975 . . . . . 2

P.N.E. Rental & False Creek  
Property Negotiations (continued)

- (1) Rent will be paid annually at the close of the P.N.E.'s fiscal year (November 30), applicable to the fiscal year then terminating;
- (2) For a full year, the rent will be the equivalent of \$500,000 (Five Hundred Thousand Dollars) in "1975 dollars"; i.e. there will be an annual adjustment to compensate for inflation;  
  
(The Minister announced to the Board that the Province will refund to the P.N.E. annually one half of the rental payable to the City)
- (3) There will be no further review of rent payable, so that this agreement will apply to the end of the lease period (1994);
- (4) For the year terminating November 30, 1975, the rent will be pro-rated from May 19, 1975, and will therefore be \$267,000 (Two Hundred and Sixty-seven Thousand Dollars);
- (5) For the first ten years, the rent will be paid into a special City account to be used exclusively for improving the social and recreational facilities in the North-East sector of Vancouver. Decisions on expenditures will be made annually by City Council upon advice from local citizen groups;

(Underlined words were an amendment agreed to by the P.N.E. Board)

(The Minister announced that the Province might provide additional funds towards some of these improvements, particularly opening up the waterfront)

- (6) City Council will waive its right to approve or disapprove expenditures by the P.N.E. for capital improvements of its grounds or facilities.

MOVED by Ald. Bowers,  
THAT recommendations (1) to (6) quoted above be approved.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

MOVED by Ald. Sweeney in amendment,  
THAT recommendation (5) be deleted.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED.

MOVED by Ald. Cowie,  
THAT Council approve the following appropriations from the \$267,000 in pro-rated rental to be paid the City by the P.N.E. for 1975:

\$75,000 for preparation of completed working drawings  
for the Hastings Ice Rink  
\$30,000 for development of Wall Street Park.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Council agreed to defer the report reference from the City Engineer on the Vanterm - Truck Traffic to the next meeting of Council.

UNFINISHED BUSINESS AND DELEGATIONS

Conditions of Rezoning:  
2893 West 41st Avenue

Council at its meeting on September 23, 1975, deferred consideration of a clause of the Manager's Report (Building and Planning matters) dated September 19, 1975, to permit representation from Romses, Kwan and Associates, Architects.

The City Manager under date of September 23, 1975, substituted the following report for consideration.

The Director of Planning reports as follows:

"City Council on July 29, 1975, resolved:

That WHEREAS Council on July 22, 1975, approved the rezoning application of a parcel of property situated at 2893 West 41st Avenue;

AND WHEREAS the Director of Planning had set out no conditions applicable to any such rezoning;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be instructed not to bring forward the amendment to the zoning by-law until the necessary conditions are approved by Council and carried out by the applicant;

FURTHER BE IT RESOLVED THAT in addition to the conditions submitted by the Director of Planning, there be included the following:

- (a) confirmation of financing sufficient to satisfy Council that the project will proceed,
- (b) the matter be reviewed by Council twelve months from the date of the Public Hearing.

RECOMMENDATION:

That prior to enactment of the amending by-law the following conditions are to be complied with:

- 1. THAT the owners dedicate the South 17 feet that fronts onto West 41st Avenue for future widening;

The Director of Planning further recommends to Council:

THAT Council direct the Director of Legal Services that when the amending By-Law is brought forward for enactment that the site coverage provision be amended by deleting the figure 50% and substituting in lieu thereof a maximum site coverage figure of 35%."

The Director of Planning further recommends to Council:

THAT prior to the issuance of the Development Permit the following conditions shall be complied with.

- 2. THAT a 12 foot side yard be required along the west side of the East  $\frac{1}{2}$  of Lots 6 and 7, Block 9, District Lot 2027; (see attached map - Appendix A);
- 3. THAT the required off-street parking be one space for every 725 square feet of gross floor area. All off-street parking is to be provided underground;

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Conditions of Rezoning: 2893 West  
41st Avenue (continued)

4. THAT the vehicular ingress and egress to the development and the provision and location of garbage areas are to be approved to the satisfaction of the City Engineer;
5. THAT satisfactory landscaping, including tree planting, shall be provided and maintained together with the provision of a satisfactory screen fence and that the owner makes every effort and endeavours to maintain any existing suitable trees, even though they may in part encroach on the neighbours' property as well as the subject property, and;
6. THAT the detailed scheme of development be approved by the Director of Planning after receiving further advice from the Urban Design Panel, having due regard for the overall design, provision and maintenance of landscaping, provision of daylight to the development, provision of outdoor play and recreation area, access for delivery and emergency vehicles, and off-street loading spaces."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Mr. Roger Romses addressed Council and stated that it would be extremely difficult to comply with recommendation 2 of the Manager's report.

MOVED by Ald. Bird,

THAT recommendation 2 contained in the Manager's report be amended to read as follows:

- "2. That a 7 foot side yard be required along the west side of the East ½ of Lots 6 and 7, Block 9, District Lot 2027 (See attached map - Appendix A)."

- CARRIED

(Aldermen Harcourt, Rankin and Sweeney opposed)

MOVED by Ald. Bird,

THAT the recommendation of the City Manager contained in the above report be approved as amended.

- CARRIED UNANIMOUSLY

(Appendix A on file in the  
City Clerk's Office)

Greater Vancouver Convention and  
Visitors' Bureau - Supplementary  
Grant

MOVED by Ald. Volrich,

THAT the delegation from the Greater Vancouver Convention and Visitors' Bureau be deferred for three weeks.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Land at S/W Corner of Gore and Union Streets

Council on September 16, 1975, deferred consideration of the following clause of the Manager's report (Property Matters) dated September 12, 1975, pending a delegation from Mr. John Tate representing Puccini's Italian Restaurant:

The Director of Planning reports as follows:

"In 1971 Council purchased the last remaining piece of privately owned property at the south-west corner of Gore and Union Streets as part of the landscaping for the proposed new Georgia Viaduct. The property at that time was occupied by a laundry. Various proposals were advanced by individuals and groups to the staff for other uses for this corner and these were consistently resisted.

On June 11, 1974, however, a delegation from Puccini's Italian Restaurant Ltd. located on Main Street requested permission to establish a parking lot on the property and Council resolved:

"That this whole matter be referred to the Director of Planning for consideration by the Strathcona Planning Team, and a report be submitted to Council on the valuation of the various alternative uses of the property."

On October 22, 1974, a joint report of the City Engineer and the Director of Planning was submitted noting that four alternative uses could be considered:

- (a) Landscaped open space
- (b) A church
- (c) Tennis courts
- (d) A parking lot

The report suggested that the only two possible uses were a landscaped open space and a parking lot, and a diagramatic plan was presented showing a possibility for the development of a parking lot. At the meeting of October 22, 1974, there was a delegation from the residents of the 800 Block Gore and 200 Block Union Streets opposing the use of the property for a parking lot and Mr. John Tate, owner of Puccini's Italian Restaurant Ltd., appeared, supporting the use of part of this City-owned land for parking. Council passed the following resolution:

"That the Director of Planning report back to Council with an alternate proposal to permit a relocated parking area as well as a substantial amount of landscaping particularly in the area adjacent to Gore Avenue."

A revised plan has been prepared indicating the possibility of parking for 72 cars and indicating the absolute maximum amount of landscaping which is possible while still retaining the parking. No attempt has been made to develop costs for this until the principle of whether any parking at all would be permitted, has been established. This plan is illustrated in the attached sketches.

The plan and this report in draft form have been submitted to Mr. John Tate, the proponent of parking, to Carey Ditmars, spokesman for the residents of the 800 Block Gore and 200 Block Union Streets, to SPOTA who have written in support of Mrs. Ditmars, and to the MacLean Park Residents Association. The Planning Department has received some communications on this proposal and there have also been letters and petitions directed to Council. Our present understanding of these communications is that they are as follows, but there may be others submitted to Council after the date of this report:

Petition, submitted by Mr. Tate of Puccini's from 33 merchants in the area.	In support of the parking.
Carey Ditmars for residents of the 800 block Gore and 200 block Union Streets (dated September 12, 1974).	Opposing the parking.
Two petitions (signed by 8 and 10 petitioners).	Opposing the parking.

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Land at S/W Corner of Gore  
& Union Streets (continued)

Letter dated December 4, 1974,  
from S.P.O.T.A.

Opposing the parking.

Letter from Mrs. Greta Wood, President,  
MacLean Park Residents Association.

Opposing the parking and  
proposing recreational use.

Letter dated June 27, 1975, from  
MacLean Park Residents Association.

Continuing opposition to  
parking and proposing  
landscaped open space.

Letter dated July 4, 1975, from  
Ms. Nina Fahrni, on behalf of  
residents of the 800 block Gore  
and 200 block Union Streets.

Opposing the parking and  
in favour of preserving  
the land as park.

The use of this land for recreational purposes for children from  
the MacLean Park housing is not recommended because of the heavy  
traffic on Gore Street.

If Council agrees to the principle of providing parking on this  
site, it is suggested that this matter be referred back to the  
City Manager for report on costs, rentals, and administrative  
arrangements. If Council determines that there should be no  
parking on this property, then the City Engineer will proceed  
with his landscaping.

Council is reminded, however, that on March 11, 1975, Council  
adopted the following recommendations of the City Engineer,  
pertaining to the landscaping of the Georgia Viaduct  
Replacement.

- '(a) Contract No. 3 - Site and Landscape Development  
- Georgia Viaduct Replacement be considered completed,  
thereby releasing Jeckway Landscaping from further  
obligation for the landscaping.
- (b) The Performance Bond retained by the City be returned to  
Jeckway Landscaping Limited.
- (c) Any further costs for landscaping the Union Laundry site  
be considered as part of the cost of preparing the area  
for alternate use.'

Following Council's adoption of these recommendations, the  
balance of the funds available in the Georgia Viaduct  
Replacement account (\$204,834) were transferred into other  
Streets Capital Accounts. Should Council determine, therefore,  
that there should be no parking on this property, and that the  
City Engineer should proceed with his landscaping, it will be  
necessary to negotiate with a landscaper for the work to be  
done and to appropriate funds to cover the cost of the work.  
It has been estimated that this cost would be in the order  
of \$8,500. Funds for this work could be provided from the  
1976 Supplementary Capital Budget and Council should consider  
this when dealing with the 1976 Budget. The availability of  
funds, however, will serve to delay the work on-site until  
1976. The Director of Finance concurs with this proposal.

The foregoing report is submitted for the consideration of  
Council as to whether or not to proceed with developing  
details on the parking, or to proceed with the landscaping."

The City Manager submits the foregoing report for the  
CONSIDERATION of City Council.

Ms. P.C. Connor, Solicitor for the Tate Group, addressed  
Council and filed a brief outlining the proposal from Puccini's  
Restaurant re establishment of a parking lot on this property.

The delegation indicated that the cost of development and the  
responsibility of administration of the parking lot will be borne  
by the Tate Group. The Group would also be responsible for the  
continued cost of maintenance and upkeep. The delegation also  
stated the parking lot would be attractively landscaped by them.

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UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Land at S/W Corner of Gore  
& Union Streets (continued)

MOVED by Ald. Marzari,

THAT Council take no action on the request of the Tate Group for the use of City-owned land at the south-west corner of Gore and Union Streets as a parking lot;

FURTHER THAT the City not proceed with any further landscaping of this site.

- LOST

(Aldermen Bird, Bowers, Boyce, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy,

THAT Council approve the establishment by the Tate Group of a parking lot on the City-owned site at the south-west corner of Gore and Union Streets;

FURTHER THAT the City Manager report on costs, rental and administrative arrangements.

- CARRIED

(Aldermen Marzari and Rankin opposed)

Indian Friendship Centre

Council agreed to defer this item of Unfinished Business pending the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

1. Assistance for Urban Transportation  
from the Federal Government

The Canadian Federation of Mayors and Municipalities by letter of September 19, 1975, requested Council to approve a resolution on urban transportation to be submitted to the Federal Government. This resolution expressed the CFMM's Board of Directors' dissatisfaction with the inadequacies of the announced Federal policy of assistance for urban transportation.

It was also requested that an early meeting of the President of the CFMM with the Prime Minister be sought to express the Association's position.

MOVED by Ald. Volrich,

THAT Council approve the resolution of the CFMM on the urban transportation program.

- CARRIED

(Alderman Bowers opposed)

2. Penticton Plaza -  
Co-operative Housing

Council noted a letter dated September 18, 1975, from the United Housing Foundation on the implications of the City's present land lease proposal and offering to meet with Council to further discuss this matter.

MOVED by Ald. Harcourt,

THAT a delegation from the United Housing Foundation be approved and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

3. Bank of Canada:  
Rate Increase

The City of Windsor, Ontario, in a letter dated September 19, 1975, submitted a resolution on the Bank of Canada's interest rate and requested that Council support it.

MOVED by Ald. Bowers,  
THAT the communication be received.

- CARRIED UNANIMOUSLY

4. Unsold Condominiums in Kitsilano

Renters United for Secure Housing (RUSH) in a letter dated September 25, 1975, requested permission to appear as a delegation this evening on the large number of unsold condominium units in Kitsilano and demolition of existing rental units.

MOVED by Ald. Cowie,  
THAT this matter be referred to the Standing Committee on Housing and Environment for consideration.

- LOST

(Aldermen Bowers, Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,  
THAT the delegation from Renters United for Secure Housing be heard when the issue of demolition permits is again before Council.

- CARRIED

(Alderman Marzari opposed)

5. Harbour Park Site

Council noted a request from the Committee to Save the Entrance to Stanley Park and other groups to speak to Alderman Kennedy's motion concerning Harbour Park.

Alderman Kennedy requested and Council agreed to defer his motion on Harbour Park to the next meeting of Council at which time representations be heard from those organizations who have requested to speak.

CITY MANAGER'S AND OTHER REPORTS

Council agreed to vary the agenda to deal with a report of the Special Committee to Study Fire Safety in Highrise Buildings dated September 5, 1975.

Report of Special Committee to Study  
Fire Safety in Highrise Buildings,  
September 5, 1975

Mr. R.S. Nairne, Chairman of the Special Committee, addressed Council and requested that prior to approval of the Committee's recommendations by Council, the report be first presented to appropriate groups and individuals for discussion and comment.

Fire Chief A. Konig also addressed Council on this matter.

MOVED by Ald. Bowers,  
THAT a special meeting of Council be convened in two months' time with members of the Special Committee, affected property owners and interested groups, to discuss the report of the Special Committee; in the meantime, copies of the Committee's report be circulated to affected property owners and interested groups in the City for comment.

- CARRIED UNANIMOUSLY



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At this point in the proceedings, Mayor Phillips left the meeting and Deputy Mayor Sweeney took the Chair.

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COMMUNICATIONS OR PETITIONS (cont'd)

Demolition of Housing:  
2500 Block East Pender

Council agreed to hear representations from the Pender Street Committee of the Hastings-Sunrise Action Council as requested in their communication dated September 28, 1975.

This group represents residents living on or in the vicinity of the 2500 block East Pender Street. Mrs. E. Garnett, spokeswoman for the group, addressed Council and urged that steps be taken to prevent further demolition of housing in the 2500 block East Pender.

MOVED by Ald. Rankin,  
THAT Council withdraw any demolition permits issued in respect of the remaning houses in the 2500 block East Pender Street;

FURTHER THAT should the owner proceed with any further demolitions in this block, the Director of Legal Services seek a court injunction to stop demolition.

- CARRIED

(Aldermen Bowers and Kennedy opposed)

MOVED by Ald. Rankin,  
THAT Mr. John Andru, owner of the properties in the 2500 block East Pender Street, be requested to appear before the next meeting of the Standing Committee on Housing and Environment on October 9, 1975, to discuss this matter.

- CARRIED

(Alderman Kennedy opposed)

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The Council recessed at approximately 6:30 p.m. to reconvene at approximately 7:30 p.m. in the Council Chamber.

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Council, in Committee of the Whole, re-convened in the Council Chamber at 7.30 p.m. with Mayor Phillips in the Chair and the following Members present:

PRESENT: Mayor Phillips  
Ald. Bird, Bowers, Boyce, Cowie,  
Harcourt, Kennedy, Marzari,  
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: R. Henry.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Indian Friendship Centre.

Council, on September 23, 1975, agreed to hear delegations with respect to the proposed Indian Friendship Centre which was detailed in a report from the Standing Committee on Community Services dated September 18, 1975. The Committee had submitted the following recommendations for approval:

- "A. THAT Vancouver City Council approve the creation of a site at least one (1) acre in area at the north west corner of Lot B, Lot 1, District Lot 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets) and that the site thereby created be leased to the Indian Friendship Centre Society for a period of 50 years at a nominal rent of \$1.00 per year for the purposes only described in this report, AND
- B. THAT Vancouver City Council request the Director of Social Planning, in conjunction with the Director of Planning, the Parks Board and the Strathcona Joint Committee, to examine the need for open space and recreation facilities in the Strathcona Area, particularly in relation to the future use and development of the land remaining in Lot B, Lot 1, D.L. 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets)."

Delegations were heard as follows:

- Strathcona Area Joint Committee - brief filed,
- Vancouver Indian Centre Society - brief filed,
- Strathcona Community Centre Association - brief filed,
- Strathcona Property Owners and Tenants Association,
- Strathcona Elderly Citizens Association,
- MacLean Tenants' Association,
- D.M.R. Applied Management Ltd.

Council was also advised that the Vancouver and District Public Housing Tenants' Association supported the concept of an Indian Friendship Centre at this location.

MOVED by Ald. Rankin

THAT the recommendations of the Standing Committee on Community Services, as quoted above, be approved.

- (carried)

MOVED by Ald. Volrich

THAT consideration of recommendation 'A' be deferred for one month pending further consultation and discussion between the organizations concerned, under the guidance of the Social Planning Department.

- LOST

(Ald. Bird, Bowers, Boyce, Harcourt, Kennedy and Rankin opposed)

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DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Indian Friendship Centre (Cont'd)

With the agreement of Council the recommendations of the Committee were voted on separately, as follows:

MOVED by Ald. Rankin,

THAT Vancouver City Council approve the creation of a site at least one (1) acre in area at the north west corner of Lot B, Lot 1,, District Lot 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets) and that the site thereby created be leased to the Indian Friendship Centre Society for a period of 50 years at a nominal rent of \$1.00 per year for the purposes only described in this report.

- CARRIED

(Ald. Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Rankin

THAT Vancouver City Council request the Director of Social Planning, in conjunction with the Director of Planning, the Parks Board and the Strathcona Joint Committee, to examine the need for open space and recreation facilities in the Strathcona Area, particularly in relation to the future use and development of the land remaining in Lot B, Lot 1, D.L. 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets).

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT the Director of Social Planning arrange meeting(s) between the Vancouver Indian Centre Society and Strathcona community groups for discussion respecting the joint development of the total site.

- CARRIED UNANIMOUSLY

At this point in the Meeting, a short recess was observed.

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MOTIONS AND DELEGATIONS (Cont'd)

Demolition of Lorne Apartments.

On September 23, 1975, Council deferred the following motion by Alderman Rankin to permit a number of delegations to be heard.

"THAT Council reconsider the demolition of the Lorne Apartments, 1150 Nelson Street, and the notice for vacant possession of the Apartment by October 31, 1975."

Pursuant thereto, the following delegations addressed Council:

Mr. Jemvey, Principal of Lord Roberts School - concerned about the delay re the proposed school development on the property.

Ms. J. Morelli, Vancouver Resource Board - in support of Alderman Rankin's motion.

Mr. B. Coull, Chairman, Kitsilano Community Resource Board - in support of Alderman Rankin's motion.

With the agreement of Council, the Motion was changed and it was,

Cont'd.....

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MOTIONS  
AND DELEGATIONS (Cont'd)

Demolition of Lorne Apartments (Cont'd)

MOVED by Ald. Rankin

THAT Council rescind its motion of June 24, 1975, insofar as it affected the Lorne Apartments and the notice for vacant possession.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy,  
Marzari, Sweeney, Volrich and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S GENERAL  
REPORT.  
(September 26, 1975)

Building and Planning Matters  
(September 26, 1975)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Urban Design Panel Membership.
- Cl. 2. Demolitions in Kitsilano.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(September 26, 1975.)

Investment Matters (Various Funds)  
August 1975. (Clause 1)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, contained in Clause 1 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters  
(September 26, 1975)

The Council considered this report, which contains four clauses, identified as follows:

- Cl. 1. Consent to Assignment of Lease - Portion of Arbutus Street abutting Block 425, D.L. 526, Situated between 13th and 14th Avenues.
- Cl. 2. McLaren Electric Building, 1836 West 5th Avenue. Lease of portion (945 sq.ft.) on second floor. Lots 7 to 9; the south 40 feet of Lot 10; Lot "A" (Explanatory Plan 5233): Lots 14 & 15 Except Right-of-Way all in Block 267, D.L. 526.
- Cl. 3. Insurance Brokerage Appointment to the City of Vancouver.
- Cl. 4. Triangular Portion of Parcel B of Lots 29036, Block 240, D.L. 526 - N/S 4th Avenue between Fir and Granville Streets.

The Council took action as follows:

Clauses 1 - 4 inclusive.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager contained in clauses 1,2,3 and 4, be approved.

- CARRIED UNANIMOUSLY

I. Report of Vehicles  
for Hire Board.  
(September 18, 1975)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Vancouver Driving School Operations.
- Cl. 2. Taxis and Turns in Downtown.

The Council took action as follows:

Vancouver Driving School Operations  
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendations of the Board, as contained in this clause, be approved.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Volrich and the Mayor opposed)

Taxis and Turns in Downtown  
(Clause 2)

MOVED by Ald. Rankin

THAT the taxi turn prohibitions along the Granville Mall be retained.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Cont'd.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Vehicles for Hire Board  
September 18, 1975 (Cont'd)

Taxis and Turns in Downtown  
(Clause 2) (Cont'd)

MOVED by Ald. Rankin

THAT taxis be allowed to turn left on to Dunsmuir Street from the Granville Mall when proceeding North, and to turn left on to Smithe Street from the Granville Mall when proceeding South.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT right turns be granted as soon as possible to all vehicles including taxis along Seymour Street for most hours of the day, but retaining an exclusive bus lane and turn prohibitions only between 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m.

- CARRIED

(Ald. Harcourt and Marzari opposed)

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At this point in the proceedings Mayor Phillips left the Meeting to attend to other Civic Business and Deputy Mayor, Alderman Sweeney, assumed the Chair.

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II. Report of Standing Committee  
on Community Services.  
(September 18, 1975)

The Council considered this report, which contains five clauses, identified as follows:

- Cl. 1. Liquor Permit Applications.
- Cl. 2. Hardship Appeal - 2569 Pandora Street.
- Cl. 3. Derelict Buildings in Skid Road - 205-15 East Georgia Street.
- Cl. 4. 616 Club.
- Cl. 5. The Swedish Touch - 538 Howe Street.

The Council took action as follows:

Clauses 1, and 3 - 5 (inclusive)

MOVED by Ald. Rankin

THAT the recommendations of the Committee as contained in clause 1 be approved, and clauses 3, 4 and 5 be received for information.

- CARRIED UNANIMOUSLY

Hardship Appeal -  
2569 Pandora Street  
(Clause 2)

When considering this clause of the Committee's report, a subsequent report, dated September 29, 1975, from the City Manager was noted, in which it was recommended by the administration - 'that no action be taken with respect to rescinding the motion adopted by City Council on July 29, 1975, dealing with Eva Gusland but that the Director of Permits and Licenses be instructed to

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee  
on Community Services  
(September 18, 1975) (Cont'd)

Hardship Appeal -  
2569 Pandora Street  
(Clause 2) (Cont'd)

obtain a notarized application from the tenant, Mr. Ostrom and the matter be dealt with in the normal way by the Hardship Committee'.

MOVED by Ald. Rankin

THAT the foregoing recommendation of the City Manager, as contained in his report of September 29, 1975, be approved, and the Hardship Committee report to Council on the matter, in due course.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Planning and Development.  
(September 18, 1975)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Fairview Area Planning - Heritage Houses.
- Cl. 2. Fraser River Recreation Study.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers

THAT Clauses 1 and 2, in the Committee's report, be received for information.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE.

MOVED by Ald. Bird

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bird

SECONDED by Ald. Bowers

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4444,  
BEING A BY-LAW TO PROVIDE FOR THE  
ANNUAL INDEMNITY OF THE MAYOR AND  
THE ALLOWANCE PAYABLE TO THE DEPUTY  
MAYOR WHILE HOLDING OFFICE.

MOVED by Ald. Bowers

SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers

SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Rankin voted in the negative in respect of this by-law.)

MOTIONS (Cont'd)

Closing and Stopping-up of  
Lanes for Housing and Park Sites.

MOVED by Ald. Bird

SECONDED by Ald. Cowie

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The City is creating two housing sites and a park site between Union Street and Malkin Avenue, West of Raymur Avenue;
3. To create these three sites, various portions of highway which are surplus to the City's highway requirements are to be closed.

THEREFORE BE IT RESOLVED that the following portions established as road be closed, and stopped up:

Lots 6 and 7; 8 except the South 9 feet; portion of Lot 8 and Lot 9 included in Reference Plan 4993, Block 97, District Lot 181;

that part of Lot 1 included in Reference Plan 12575; the south 7 feet of each of Lots 1 to 10; the North 59 feet of each of Lots 11 to 20; that part of Lot 20 included in Reference Plan 12574; those portions of Lots 11 to 20 included in Reference Plan 4993; ALL IN Block 98, District Lot 181;

that part of Parcel "A" (Reference Plan 1117) included in Reference Plan 4993, District Lot 181;



## MOTIONS (Cont'd)

Closing and Stopping-up of  
Lanes for Housing and Park Sites (Cont'd)

that portion of Parcel "I" (Reference Plan 1341) lying north of Parcel 1, Reference Plan 1892 included in Reference Plan 4993, District Lot 2037;

that portion of said portion of Parcel "I" (Reference Plan 1341) included in Explanatory Plan 12699.

AND BE IT FURTHER RESOLVED that the following portions of road dedicated by the deposit of Plan 196 be closed, stopped up and title taken thereto:

1. The road abutting the southerly limit of Blocks 112 and 113 lying between the southerly production of the westerly limit of Lot 40 said Block 112 and the westerly limit of Parcel "I", lying north of Parcel 1, Reference Plan 1892, District Lot 2037 (Reference Plan 1341);
2. The road lying between the easterly production of the northerly limit of Lot 20, said Block 112, and the easterly production of the southerly limit of Lot 21, said Block 112;
3. The road abutting the northerly limit of said Block 113 lying between the northerly production of the westerly limit of Block 1, said Block 113 and the westerly limit of said portion of Parcel "I" (Reference Plan 1341);
4. The road lying between the southerly production of the easterly limit of Lot 20, Block 97 and the easterly limit of said portion of Parcel "I" (Reference Plan 1341);

ALL IN DISTRICT LOT 181, PLAN 196.

The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 21, 1975, and marginally numbered LD 1482, a print of which is hereunto annexed.

AND BE IT FURTHER RESOLVED that all the foregoing described portions of road be subdivided with adjacent City lands to form 3 parcels.

(Closure of portions of road between Union Street and Malkin Avenue between Hawkes Avenue and Raymur Avenue)

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERSRailway Anti-Whistling By-Law.

Alderman Bird

requested that the City Manager report on why the Anti-Whistling By-law is not being enforced. The Deputy Mayor so directed.

ENQUIRIES AND OTHER MATTERS (Cont'd)Barking Dogs.

Alderman Bird

referred to a petition he had received complaining about dogs causing a disturbance by barking. The Deputy Mayor suggested that the petition be referred to the Committee chaired by Alderman Boyce on this matter.

Complaints re Dogs.

Alderman Boyce

referred to numerous complaints being received and advised that she had obtained a City of Ottawa By-law dealing with dogs which were a nuisance, and requested that a similar effective by-law be enacted by the City of Vancouver.

Transportation Costs re  
Ottawa Conference.

Alderman Marzari

referred to action taken by Council at its last meeting concerning the attendance of Alderman Boyce at the National Capital Commission Conference in Ottawa. The Council had agreed to pay all expenses except travelling expenses. Alderman Marzari advised that representatives of the Planning Commission and the Park Board will be attending and these Boards are paying transportation costs. The Alderman recommended that Council also pay Alderman Boyce's travelling costs in this regard.

MOVED by Ald. Marzari

SECONDED by Ald. Harcourt


THAT approval be given to pay transportation costs incurred by Alderman Boyce in attending the National Capital Commission Conference in Ottawa, October 15th - 17th, 1975.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 9.55 p.m.

The foregoing are Minutes of the Regular Council Meeting of September 30, 1975, adopted on October 7, 1975.

  
MAYOR

  
CITY CLERK

Manager's Report, September 26, 1975 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1.    Urban Design Panel Membership

The Secretary of the Urban Design Panel reports as follows:

"The Architectural Institute of B.C., has requested that the following changes be made to the Urban Design Panel Membership for 1975:

Expired Term of Office of the following Members:

- Mr. Terry Barkley, MRAIC
- Mr. Henry Hawthorn, RCA, MRAIC
- (the third member, Mr. Jonathan Yardley, retired earlier this year for personal reasons.)

Full Member Status (from Alternate Member)

- Mr. Neil Pelman, MRAIC
- Mr. Zoltan Kiss, RCA, MRAIC
- Mr. Robert Todd; MRAIC

Nominated Members

- Mr. William Rhone, FRAIC
- Mr. Kanau Uyeyama, MRAIC
- Mr. John Keith-King, MRAIC

The Association of Professional Engineers of B.C. has requested that the following changes be made to the 1975 Urban Design Panel Membership.

- Expired Term of Office: Mr. Lorne Bohlman, P.Eng
- Full Member Status: (from Alternate Member) Mr. Leslie Metcalf, P.Eng
- Nominated Member: Mr. M.B. Pierce, P.Eng

The British Columbia Society of Landscape Architects have agreed that the following changes be made to the 1975 Urban Design Panel Membership.

- Expired Term of Office: Mrs. Cornelia Oberlander, BCSLA
- Full Member Status: (from Alternate Member) Mr. Don Vaughan, BCSLA
- Nominated Member: Mr. John Lantzius, BCSLA

It is recommended that the nominees of the Architectural Institute, the Association of Professional Engineers of B.C. and the B.C. Society of Landscape Architects be appointed to the Urban Design Panel for a two year term and that the retiring members be thanked for their voluntary services."

The City Manager RECOMMENDS that the report of the Urban Design Panel Secretary be approved.

INFORMATION

2.    Demolitions in Kitsilano

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the Apartment Area of Kitsilano.

Manager's Report, September 26, 1975 . . . . . (BUILDING - 2)

Clause #2 continued:

An application has been made to demolish a single family dwelling at 2484 Point Grey Road. A development permit to construct a 4 unit apartment building on the site was issued on September 10, 1975.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1975, states that:

Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

The text of the above policy states that resident-owner, middle income tenants generally are able to find alternative accommodation. However, the plan policy states that there are three groups of tenants for which the landlord must assist in relocation: long-term families, senior citizens and those earning less than \$3000 per year.

In accordance with this policy, the owner of the site, Gillespie Investments Ltd., was contacted. The owner was not aware of this City Council policy but stated that although the building is now vacant, it was occupied by a couple who are of middle-income. Mr. Gillespie subsequently submitted a letter to the Area Planner for Kitsilano stating the circumstances of the previous tenants. A copy of his letter is attached is Appendix A.

It is, therefore, recommended a demolition permit for 2484 Point Grey Road be issued.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 151

FINANCE MATTERS

A-7

RECOMMENDATION

1. Investment Matters (Various Funds) August 1975.

Director of Finance reports as follows:

- Security Transactions during the month of August 1975.
- Summary of Securities held by the General and Capital Accounts

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Chartered Bank Deposit Receipts and Government Notes

Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
August 1975					
Bank of Montreal	Aug. 27/75	787,199.67	784,597.60	15	8.07
Mercantile Bank of Canada	Aug. 14/75	3,000,575.34	3,000,000.00	1	7.00
Bank of B.C.	Aug. 15/75	1,000,239.73	1,000,000.00	1	8.75
Banque Canadienne Nat.	Jan. 16/76	2,073,465.75	2,000,000.00	155	8.65
Banque Canadienne Nat.	Jan. 16/76	2,589,979.46	2,500,000.00	151	8.70
Bank of B.C.	Aug. 26/75	1,001,315.07	1,000,000.00	6	8.00
Mercantile Bank of Canada	Aug. 26/75	2,403,057.53	2,400,000.00	6	7.75
Bank of B.C.	Aug. 22/75	1,500,000.00	1,499,632.35	1	8.95
Prov. Bank of Canada	Jan. 15/76	1,553,700.00	1,500,000.00	146	8.95
Bank of Montreal	Sept. 8/75	982,556.45	979,730.00	13	8.10
Royal Bank	Sept. 2/75	1,001,534.25	1,000,000.00	7	8.00
Royal Bank	Sept. 5/75	701,534.25	700,000.00	10	8.00
Bank of Montreal	Aug. 27/75	1,000,109.59	1,000,000.00	1	4.00
Banque Canadienne Nat.	Jan. 15/76	1,034,110.42	1,000,000.00	141	8.83
		<u>\$20,629,377.51</u>	<u>\$20,363,959.95</u>		

Debt Charges Equalization Fund (Purchases)

Chartered Bank Receipts

August 1975					
Bank of B.C.	Mar. 15/76	630,416.22	600,000.00	202	9.16
		<u>\$ 630,416.22</u>	<u>\$ 600,000.00</u>		

SINKING FUND TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
August						
City of Van. 10 %	Dec. 16/94	40,000.00	95.87	38,348.00	19/ 4	10.50
City of Van. 8 %	Apr. 1/91	25,000.00	82.27	20,567.50	15/ 8	10.30
City of Van. 6 %	June 15/80	1,000.00	87.25	872.50	4/10	9.35
City of Van. 6 %	June 15/80	1,000.00	87.20	872.00	4/10	9.35
City of Van. 5 %	May 1/78	1,000.00	90.00	900.00	2/ 9	9.25
City of Van. 9.25%	Sept. 1/90	12,000.00	92.05	11,046.00	15/ 0	10.30
		<u>\$ 80,000.00</u>		<u>\$ 72,606.00</u>		

SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT AUGUST 31, 1975

Type of Security	Par or Maturity Value	Cash or Book Value
Port Term		
Chartered Bank Deposit Receipts & Government Notes	<u>\$74,338,663.34</u>	<u>\$72,240,197.86"</u>

Manager's Report, September 26, 1975.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Consent to Assignment of Lease -  
Portion of Arbutus Street  
abutting Block 425, D.L. 526  
Situated between 13th & 14th Avenues

The Acting Supervisor of Property & Insurance reports as follows:-

"The easterly 17 feet of Arbutus Street lying between the southerly limit of 13th Avenue and the northerly limit of 14th Avenue, and abutting Block 425, D.L. 526 is currently leased to Bear Investments Ltd. for a term of 30 years from the first of October, 1967, subject to 6 months notice of cancellation.

The abutting properties formerly registered in the name of Bear Investments Ltd. have now been sold to CX Film Processing Laboratories Ltd. and application has been received for consent to assign the subject lease to the new registered owners.

RECOMMENDED that the City consent to an assignment of the lease dated November 15, 1967 in the name of Bear Investments Ltd. for the easterly 17 feet of Arbutus Street between 13th and 14th Avenues abutting Block 425, D.L. 526 to CX Film Processing Laboratories Ltd. subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. McLaren Electric Building, 1836 West 5th Avenue  
Lease of portion (945 sq. ft.) on second floor  
Lots 7 to 9; the south 40 feet of Lot 10; Lot "A"  
(Explanatory Plan 5233): Lots 14 & 15 Except  
Right-of-Way all in Block 267, D.L. 526

The Acting Supervisor of Property & Insurance reports as follows:-

"City Council 'In Camera' on August 12, 1975, recommended

'That the Supervisor of Property & Insurance be authorized to negotiate leases on the McLaren Electric Building to expire no later than December 31, 1981.'

Mardon and Campbell Insurance Agencies Ltd. occupy 945 square feet on the second floor of this building and operate a general insurance agency.

The three year lease with the former owner of the building expired in June 1974 and until now the lessee has been holding over on a month to month basis pending Council's decision on the future of this building.

After City Council's decision of August 12, 1975, negotiations were commenced and the lessee has agreed to a new lease incorporating the following terms and conditions:

1. Rent to be increased from \$250.00 per month to \$400.00 per month commencing November 1, 1975.
2. Lease term to be 2½ years from November 1, 1975, with right to renew for a further 2½ years.
3. Lessee to have the exclusive use of three parking stalls.
4. Lessee to have the right to sub-lease or assign when approved in writing by the City, such approval not to be unreasonably withheld.
5. City to covenant and agree not to permit another general insurance agency to rent space in this building.

Manager's Report, September 26, 1975.....(PROPERTIES-2)

Clause #2 (Cont'd)

It is noted that the above rental rate represents current economic rentals for comparable space in this area.

RECOMMENDED that the above space be leased to Mardon and Campbell Insurance Agencies Ltd. under the above terms and conditions with a lease to be drawn to the satisfaction of the Director of Legal Services and the Acting Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Insurance Brokerage Appointment to the City of Vancouver

The Acting Supervisor of Property and Insurance and the Director of Finance report as follows:-

"The City's three year Fidelity Bond, Money, Securities and Mercantile Stock Insurance Policy expires on January 1st, 1976. This policy insures against theft and destruction of money, securities and mercantile stock at specific locations and also includes a blanket fidelity bond covering each employee in the amount of \$100,000.00, with higher limits for specified senior officials. The current annual premium is \$8,273.00.

This insurance has been serviced by the firm of Macaulay Nicolls Maitland and in particular, by the same broker, Mr. Glen Mansell for 23 years. During the past 11 years, Macaulay Nicolls Maitland on behalf of the General Accident Group, have been the successful tenderer for this risk and were often the only tenderer interested.

After 11 years of tendering and improving its various insurance policies, the City now enjoys the best coverage, rates and brokerage service available. However, it is increasingly apparent that it is no longer a buyer's market and major underwriters are reluctant to entertain competitive bidding, in fact brokers are hard pressed to retain existing premiums.

Council has realized this situation by recently approving the appointment of Reed Shaw Stenhouse as broker for all of the City's other insurance policies and your officials strongly believe that it would be in the City's best interest to appoint the firm of Macaulay Nicolls Maitland Insurance as broker for the City's Fidelity Bond, Money, Securities and Mercantile Stock Insurance Policy for a period of six years, commencing January 1st, 1976. It is understood that the appointment would be revokeable if either party becomes dissatisfied during this period.

RECOMMENDED That the firm of Macaulay Nicolls Maitland Insurance be appointed as broker for the City's Fidelity Bond, Money, Securities and Mercantile Stock Insurance Policy for a period of six years, commencing January 1st, 1976, which appointment shall be revokeable by either party."

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property & Insurance and the Director of Finance be approved.

4. Triangular Portion of Parcel B of Lots 29-36  
Block 240, D.L. 526  
- N/S 4th Avenue Between Fir and Granville  
Streets

The Acting Supervisor of Property & Insurance reports as follows:

"The triangular portion of Parcel B of Lots 29-36, Block 240, D.L. 526, located on the N/S of 4th Avenue, is zoned M-1 Industrial, comprises 2,400 square feet and was leased to Mrs. J.A. Walley for 15 years from June 1st, 1965.

Manager's Report, September 26, 1975.....(PROPERTIES - 3)

Clause #3 (Cont'd)

The property is situated beneath the Fir Street Ramp of Granville Bridge and supplies four required parking spaces for a building on Lot C. The lease is subject to one year's notice of cancellation if required for civic purposes.

The rent was subject to review as of June 1st, 1975 and after negotiation, the lessee has agreed that it be increased from \$132.00 per annum, plus taxes to \$432.00 per annum, plus taxes.

RECOMMENDED That the rental for the period June 1st, 1975 to May 31st, 1980, be set at \$432.00 per annum, plus taxes as if levied."

The City Manager RECOMMENDS That the foregoing Recommendation of the Acting of Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 152



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I

REPORT TO COUNCIL

VEHICLES FOR HIRE BOARD

A meeting of the Vehicles for Hire Board was held on Thursday, September 18, 1975, at 10:00 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman  
Director of Legal Services  
Financial Analyst  
Director of Permits and Licenses  
City Manager  
Inspector Robinson, Police Department  
Constable Le Fare, Police Department

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Vancouver Driving School Operations

On July 24, 1975, the Board heard representatives of Vancouver City Driving Schools outline some problems with which they were being faced.

It was,

RESOLVED,

THAT the Vancouver City Driving Schools submit:

- a) Recommendations on minimum driver school rates
- b) Recommendations on limiting the number of driving school vehicles
- c) Recommendations made by the Vancouver City Driving Schools to the Provincial Government for endorsement of the Vehicles for Hire Board.

The Board today considered a letter from the Vancouver City Driving Schools dated August 20, 1975, which stated as follows:

" Further to our presentation at the Vehicles for Hire Board meeting of the 24th of July last, and in accordance with the Board's suggestion, we now submit the following proposals approved at a meeting of Vancouver school owners held 1st August, 1975.

1. MINIMUM RATES: That, to establish a fee structure that is fair to the public and provide a sound operating environment for our driving schools, we propose ...
  - a) A fixed minimum commercial non-pickup rate of \$16.50 per lesson hour or as otherwise determined by the Board. See Attachment.
  - b) A review of minimum rates as may be warranted from time to time.
  - c) Prohibition of special promotional inducements designed to blunt or defeat the intent of this clause.
2. ISSUE of LICENSES: That, to avoid possible proliferation of vehicle and business licenses and ensure adequate training services with free competition, we propose ...
  - a) Require an annual report each January from each school (beginning with 1975) showing the number of vehicles licensed and the number of in-car instruction hours carried out as compared to the total number of hours available.
  - b) Determine the need for additional service to the public from the annual school reports provided that individual schools may, by formal application, request vehicle licenses subject to proof of need. Based on the number of such applications, the Board might then consider the need for more driving school business licenses.
  - c) Inasmuch as 1974 figures indicate an over-abundance of vehicles, temporarily suspend the issuance of further licenses pending the findings of a review of annual reports for 1975.

Cont'd . . .

Vehicles for Hire Board  
September 18, 1975

- 2 -

- 3, **VEHICLE OCCUPANCY:** Experience has clearly indicated a need for the regulation contained in By-law 4499, Clause 28 (1) (d) which was repealed 26th May, 1970. We recommend that this public safeguard be reintroduced."

Representatives from Johnston's Driving School Ltd., Continental Driving Academy Ltd., and the Vancouver Safe Driving and Research Society, were present.

i) Minimum Rates

When discussing this matter Mr. J. Plaskett, representing Vancouver City Driving Schools advised that in order to maintain an acceptable standard of teaching a minimum rate would have to be charged.

The City Manager suggested that a minimum rate would not be required as long as driving schools were properly policed by the Permits and Licenses Department.

There was no further discussion regarding minimum rates.

ii) Issue of Licenses

During the discussion on this subject the Chairman advised that the City does not presently have the power to reject any applications which meet appropriate City requirements. However, Council does have the power to enact by-laws which would give more control over issuance of licenses.

Following further discussion on this matter, it was

RECOMMENDED,

- A. THAT an annual report each January, from each school beginning with 1975, showing the number of vehicles licensed and the number of in-car instruction hours carried out as compared to the total number of hours available, be submitted to Council.
- B. THAT Council determine the need for additional service to the public from annual school reports, provided that individual schools may, upon formal application, request vehicle licenses subject to proof of need, based on the number of such applications the Board might then consider the need for more driving school business licenses.
- C. THAT the Director of Legal Services be instructed to bring forward appropriate by-law amendments thus giving the City the above noted by-law powers.

iii) Vehicle Occupancy

During this discussion some representatives of the Vancouver City Driving Schools expressed that driving instruction cabs should only contain the student and the instructor except in cases of institutional classes such as high schools, etc. Other representatives of the Vancouver City Driving Schools expressed that having more than one student was to the advantage of the students involved. This is known as piggy-backing.

Two very distinct points of view were apparent here, and no further action was taken on this particular matter.

RESOLVED,

THAT the letter from the Vancouver City Driving Schools dated August 20, 1975, be received.

Cont'd . . .

Vehicles for Hire Board  
September 18, 1975

- 3 -

## 2. Taxis and Turns in Downtown

The Vehicles for Hire Board discussed the matters of taxis on Granville Mall and taxi turns in the downtown area on May 15, 1975, and

RESOLVED,

- A. THAT the request of the Vancouver Taxi-Cab Driver Employees Association to allow taxis to turn left on Dunsmuir Street from Granville Street when proceeding north and to turn left on Smythe Street from Granville Street when proceeding south, be referred to the City Engineer for report back to the next meeting of this Board.
- B. THAT representatives of the Engineering Department, Bureau of Transit, and the Transit Union be invited to the next meeting of the Vehicles for Hire Board to discuss the matters of allowable taxi turns off Granville and in the downtown core area.

The Board considered a City Manager's Report dated August 20, 1975, which is on file in the City Clerk's Office, and stated in part:

### "TURNS FROM GRANVILLE MALL

The taxi industry requested that taxis be allowed to turn left onto Dunsmuir Street from the Granville Mall when proceeding north and to turn left onto Smythe Street from the Granville Mall when proceeding south.

Under the existing traffic regulations, taxis presently must exit by using either end of the Mall with no turns at these exit points (i.e., they must drive straight north on Granville Street across the Hastings Street intersection or straight south on Granville Street across the Nelson Street intersection). One main reason for this arrangement was to give priority to pedestrians and transit vehicles.

By prohibiting taxis from making these turning movements, there are no conflicts with pedestrians crossing the east-west streets such as Dunsmuir and Georgia. This arrangement is desirable from a standpoint of facilitating pedestrian movement in the downtown as well as providing maximum safety for pedestrians crossing these streets.

Another important reason for these turn prohibitions is to minimize delays to buses by turning vehicles. Because of the high volume of pedestrians crossing the intersecting streets, turning taxis would often be forced to wait for the pedestrians to clear the crossing. These waiting taxis would, in turn, block buses using the Mall and thereby adversely affect bus schedules and service.

A third reason for the taxi turn prohibitions was to discourage the use of the Mall as a 'shortcut' route for east-west taxi trips in the downtown.

To assist taxis, and at the same time encourage a mall environment for pedestrians, vehicle loading facilities have been located at six of the seven intersecting streets. These loading facilities are available for taxis for at least 20 hours of the day for the purpose of dropping off or picking up passengers. (See attached plan for details.)

It is our opinion that the aforementioned turn prohibitions which apply to taxis are still appropriate on the Granville Mall.

### TURNS FROM HOWE AND SEYMOUR STREETS

The taxi industry also requested that taxis be allowed to use the exclusive bus lanes on Howe and Seymour Streets to make right turns at intersecting streets.

The exclusive bus lane on Howe Street and the turn prohibitions were eliminated in May in conjunction with the implementation of the Robson Street closure. Therefore, this concern is no longer a problem to the taxi industry.

Cont'd . . .

Vehicles for Hire Board  
September 18, 1975

- 4 -

There are nine (9) streets intersecting with the Seymour exclusive bus lane. Right turns are permitted at three of these streets at Davie, Smithe and Georgia. The bus volumes using Seymour Street are fairly heavy in the morning and evening peak periods averaging almost one per minute (i.e., 53 buses per peak hour). At these times it is desirable to minimize on right turns by non-bus traffic in order to avoid service delays to buses held up by right turning traffic waiting for crossing pedestrians. It is most important that these buses maintain their schedules in order to encourage wide public acceptance of buses as a reliable alternative to the automobile.

However, during base periods of the day (from 9:00 a.m. and 4:00 p.m.) it would be advantageous if the bus lane was available to all forms of vehicular traffic and if right turns were permitted. The delays caused to buses under this condition would not be significant.

Between about 6:00 p.m. and 7:00 a.m. bus volumes are also very light on Seymour Street while there is an on-going need for the use of this lane equally for right turns. For these reasons the existing bus lane should not be exclusive at this time and right turns should be permitted.

The proposal of time limited exclusive bus lanes on Seymour and Howe Streets (between about 7 - 9 a.m. and 4 - 6 p.m.) was brought to the attention of the Bureau of Transit Services earlier this year. The Bureau rejected the proposal in favour of maintaining the present exclusive bus lanes along Seymour and Howe Streets on a 24-hour-a-day basis with several right turn prohibitions.

It would take about four weeks to modify the signs and to remove pavement buttons related to the Seymour Street bus lane in order to change it from a 24-hour-a-day exclusive bus lane to an exclusive bus lane only between 7 - 9 a.m. and 4 - 6 p.m. This work has been estimated to cost \$6,000. Funds are available in the Engineering Department Operating Accounts for this purpose.

#### CONCLUSIONS

Because of the objectives of Council of developing a mall that is pedestrian oriented and at the same time of providing a two-way exclusive roadway for buses, it is concluded that the existing turn prohibitions at intersecting streets along the Mall should be retained.

There is merit in retaining an exclusive bus lane on Seymour only in the peak travel period (i.e., 7 - 9 a.m. and 4 - 6 p.m.) and in permitting all vehicles to use and turn from this lane in the other 20 hours of the day. Implementation of this arrangement would mean that taxis and all other forms of vehicular traffic would have a much improved circulation from Seymour Street. At the same time, under this arrangement, bus delays during the base period would be minimal.

#### RECOMMENDATIONS

The City Engineer RECOMMENDS that:

1. the turn prohibitions along the Granville Mall be retained;
2. right turns be granted as soon as possible to all vehicles, including taxis, along Seymour Street for most hours of the day by retaining an exclusive bus lane and turn prohibitions only between 7 - 9 a.m. and 4 - 6 p.m."

When discussing turns from Granville Mall the Chairman suggested that it would not make a big difference if taxis were allowed to turn off the Mall except during rush hours. Taxi representatives agreed that rush hours did not pose the biggest problem here. Further that their being able to turn off the Mall would not encourage them to cruise the Mall.

A representative from the Hydro Transit System suggested that allowing taxis additional turning rights would only create greater problems. He recommended that the Mall use remain as it presently is.

Taxi representatives requested free use of the Mall just as B.C. Hydro busses.

Cont'd . . .

Vehicles for Hire Board  
September 18, 1975

- 5 -

The City Manager suggested that Granville Mall was pedestrian-oriented and to keep it that way the City Engineer's recommendation should be approved.

During discussions on the matter of turns from Howe and Seymour Streets Mr. Graham representing the Bureau of Transit read the Board a letter from Mr. Victor J. Parker, Director, Bureau of Transit, dated September 18, 1975. This letter, which is on file in the City Clerk's Office, advised that the Bureau was in agreement with the City Engineer's recommendation to retain present policies regarding Granville Street, but disagreed with the recommendation regarding restriction of the hours of operation of the Seymour transit lane from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. The peak traffic period has spread beyond the traditional limits described above in the afternoon, and now begins about 3:00 p.m.

Following discussion, it was

RECOMMENDED,

- A. THAT the taxi turn prohibitions along the Granville Mall be retained.
- B. THAT right turns be granted as soon as possible to all vehicles including taxis along Seymour Street for most hours of the day but retaining an exclusive bus lane and turn prohibitions only between 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 162-3

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

September 18, 1975

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 18, 1975, in the No. 2 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Boyce  
Alderman Marzari  
Alderman Sweeney  
Alderman Volrich

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Liquor Permit Applications

The Committee considered City Manager's Reports on each of the following liquor permit applications:

- The Spinning Wheel - 212 Carrall Street
- Hy's of Canada - 943 Hornby Street
- Mr. Raymond Wong - 745 Thurlow Street

Mr. A. Floyd of the Planning Department reviewed these reports with the Committee, following which it was,

RECOMMENDED,

- A. THAT the liquor permit application for The Spinning Wheel at 212 Carrall Street be approved.
- B. THAT the liquor permit application for Hy's of Canada at 943 Hornby Street be approved.
- C. THAT the liquor permit application for Mr. Raymond Wong at 745 Thurlow Street be approved.

2. Hardship Appeal - 2569 Pandora Street

Vancouver City Council on July 29, 1975, considered a report from the Hardship Committee and approved their recommendation to refuse this application for a hardship case.

Mr. J. Barter of the Downtown Eastside Residents' Association and Mrs. E. Gusland were present today to appeal this Council decision.

Mrs. Gusland advised the Committee that her tenant, Mr. Ostrom, was a semi-retired man and, in view of the housing shortage, needed the accommodation she was providing.

RECOMMENDED,

THAT Council rescind its motion of July 29, 1975, and approve Mrs. Gusland's application for a hardship case.

FURTHER THAT the Director of Permits and Licenses acquire more information on the tenant, such as age, circumstances, etc., and submit a report to Council to be considered in conjunction with this recommendation.

(NOTE FROM CLERK: Rescinding motion requires affirmative vote of 2/3 of Council Members present.)

Part Report to Council  
Standing Committee of Council  
on Community Services  
September 18, 1975

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INFORMATION:

3. Derelict Buildings in Skid Road - 205-15 East Georgia Street

The Committee considered a City Manager's Report (which is on file in the City Clerk's Office) and stated in part:

"On July 22, 1975 Council approved the recommendation of the Standing Committee of Council on Community Services and recommended that the Fire Chief submit a further report on 205-15 East Georgia Street (George Rooms) in one month's time with respect to its condition.

The Fire Chief reports as follows:

These premises are now fully sprinklered and at the time of writing this report the building is almost ready for complete occupancy.

There are some minor routine Bylaw requirements to be completed but otherwise the premises may be occupied at any time. "

The Committee,

RESOLVED,

THAT the above noted City Manager's Report be received.

4. 616 Club

This Committee on July 24, 1975, when considering a Police Department Report on the 616 Club at 616 Robson Street, resolved,

"THAT this matter be deferred for two months after which time the Police be requested to submit a further report on the 616 Club and the owner be urged to substantially improve the management of the club."

This report is on file in the City Clerk's Office.

RESOLVED,

THAT this matter be deferred to the next meeting at which time the City Manager and representatives from the Police Department could be present for a further discussion.

5. The Swedish Touch - 538 Howe Street

The Committee considered a letter from D.W. McRae, Superintendent, Commanding Investigation Division, Vancouver Police Department, regarding this matter. The letter, dated September 12, 1975, stated in part:

"These premises are licenced for photography only, and has in fact been conducting body massages, and nude photography.

This report is for your information in relation to The Studio which is before your Committee, and the new by-law being prepared by City Council."

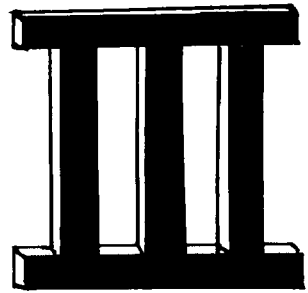
RESOLVED,

THAT this information be received.

The meeting adjourned at approximately 4:17 p.m.

\* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 153-4



PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

SEPTEMBER 18, 1975

A meeting of the **S**tanding Committee of Council on Planning and Development was held on Thursday, September 18, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:45 P.M.

PRESENT: Alderman Bowers, Chairman  
 Alderman Bird  
 Alderman Cowie  
 Alderman Harcourt

ABSENT: Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Fairview Area Planning - Heritage Houses

The Committee considered a report of the City Manager dated September 4th, 1975.

On July 10th, 1975 the Committee recommended that the following recommendations of the Fairview Planning Committee be referred to the Manager to be undertaken as part of a Heritage Study with City-wide implications:

- "(2) THAT the Directors of Finance and Housing, in co-operation with the Fairview Planning Committee and the Vancouver Heritage Advisory Committee, analyze the feasibility of and make recommendations concerning:
  - a) the implementation of property tax incentives for the preservation of residentially-occupied houses with heritage merit, and
  - b) a Heritage Rehabilitation Revolving Fund.
- (3) THAT the Directors of Planning and Legal Services analyze the feasibility of and make recommendations concerning possible zoning and development control mechanisms to encourage the retention and preservation of buildings of heritage merit. This investigation should include, but not be limited to the Transfer of Development Rights. #

In his interim report, the Manager advises that the Planning Department will be calling a meeting of the various Departments and Committees for report back to the Committee within two months.

RESOLVED

THAT the interim report of the City Manager dated September 4th, 1975 be received.



## 2. Fraser River Recreation Study

The Committee considered a report of the City Manager dated August 22nd, 1975 wherein the Director of Planning sets out the conclusions of the report "North Fraser Recreation Study" prepared by Thompson, Berwick, Pratt and Partners, June 30th, 1975 (copy on file in the City Clerk's office). The Consultants' report makes specific recommendations for implementation in the Vancouver area and the Director of Planning summarizes these as follows:

### Immediate

- 1) Connect a southlands trail system to the existing U.B.C. endowment lands trail system.
- 2) Improve the Celtic Island area for both public and commercial boat use.
- 3) Improve the foot of Angus and investigate extending recreation opportunity.
- 4) Identify the foot of Oak Street (N.F.H.C. office) as an information centre location.
- 5) Initiate an industrial/recreation demonstration in the heart of the industrial zone.
- 6) Declare the use of city lands south of Champlain Heights to be park and recreation use only.
- 7) Initiate detailed planning to provide park and connecting links to Champlain Heights.
- 8) Identify Knight Street Bridge as an important new access potential.

### Intermediate

- 1) Link U .B.C., Southlands and Marpole with continuous public walkways.
- 2) Interconnect interesting recreation places within the industrial belt.
- 3) Link riverside parks with community facilities in Champlain Heights.
- 4) Recognize Marpole as an important urban sub-centre.
- 5) Initiate and pursue major improvement demonstration within the industrial area.

### Long Term

- 1) Declare Southlands to be essentially a recreation area.
- 2) Provide major urban riverfront park in Marpole.
- 3) Provide a major community riverfront park and recreation area for Fraserview/Champlain Heights.

Mr. R. Youngberg, Associate Director - Area Planning, advised that the above conclusions of the Consultants' report should be looked at in more detail. The Technical Committee (comprised of representatives of the Councils of Vancouver, Richmond, Burnaby, New Westminster, the Provincial Government, the North Fraser Harbour Commission, and the G.V.R.D.) is discussing the conclusions of the report to come up with a programme of potential projects and budget items for report back to their respective Councils, Boards, etc.

The Committee agreed that the Planning Department should continue to attend meetings of the Technical Committee.

Standing Committee on Planning and Development  
September 18, 1975

Page 3

Clause No. 2 Continued

RESOLVED

THAT the report of the City Manager dated August 22nd, 1975 be received and the Director of Planning, in conjunction with the Park Board, hold public meetings to carry out discussions of the specific recommendations for Vancouver with the communities on the south slopes, i.e. Marpole-Oakridge and Killarney-Champlain.

The meeting adjourned at 5:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 154

SPECIAL COMMITTEE OF COUNCIL TO STUDY  
FIRE SAFETY IN HIGHRISE BUILDINGS

September 5, 1975

TO: Vancouver City Council  
FROM: Mr. R.S. Nairne, Chairman

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On June 25, 1974, the City Council passed the following motion:

"THAT a committee be established by the Board of Administration to report back to Council on procedures for existing highrise buildings meeting the proposed highrise fire protection standards."

As Chairman of the Special Committee of Council to Study Fire Safety in Highrise Buildings, I am pleased to enclose herewith, copies of a report and recommendations of the Committee. The recommendations contained in the report have been arrived at after nine months of bi-monthly meetings. As appointed Chairman of the Committee, I wish to express my sincere appreciation to all the members for the generous amounts of time they devoted to this important assignment. The Committee represented a balance of areas of interest and was drawn from members of the staff of the City Fire Department and the Department of Permits and Licenses, and also had representation from owners and operators of highrise office buildings and from members of the Architectural and Engineering professions.

The recommendations were arrived at after due consideration of these various points of view. The substance of the recommendations was decided after many meetings and is unanimously supported by members of the Committee. With such diverse interests and points of view represented on the Committee, however, it is understandable that some members may be more concerned than others that these recommendations be adopted as soon as possible and that they represent a minimum set of requirements. The Fire Chief, for example, is in total contact with the consequences of fires on life safety and is particularly anxious to emphasize the necessity of adopting these measures within a reasonable time frame. Further, the Committee wishes to reiterate that should it be Council's intention to adopt these recommendations, they first be presented for discussion to appropriate groups and individuals for comment prior to such formal adoption.

I speak for all the members of the Committee in offering to provide any further comments and advice to Council should further explanations and information be required.



R. S. Nairne,  
CHAIRMAN

September 5, 1975

REPORT TO COUNCILSPECIAL COMMITTEE OF COUNCIL  
TO STUDY FIRE SAFETY IN HIGHRISE BUILDINGSPREAMBLE

The Special Committee of Council to Study Fire Safety in Highrise Buildings is pleased to submit herewith its recommendations concerning the improvement of conditions of fire safety in existing office buildings. The Committee, as appointed by Council, is composed of building managers, professionals in the field of architecture and engineering, the City Building Inspector, the Fire Chief and several of his staff.

The first meeting was held on November 6, 1974, and further meetings have been held every second week since that date. We are particularly indebted to the Fire Chief and his staff who have provided particulars on all the existing highrise office buildings in Vancouver and which would be affected by any new regulations adopted by the City. The City Building Inspector has also been generous in assisting the Committee in providing valuable information on existing and previous Code requirements, and in interpreting various relative sections of the National Building Code.

The aim of the Committee has been to study methods of improving life safety in the event of a fire in highrise office buildings. The recommendations deal with such measures as are considered appropriate to achieve this objective and are therefore not specifically intended to protect property but rather to ensure the safety and egress of occupants in the event of a fire.

Before drawing up the recommendations, considerable background material was submitted and studied by Committee members. This included information on various systems of fire and smoke control being studied and in many cases, incorporated in new buildings in the U.S., Canada and elsewhere.

A recent study done by B.O.M.A. indicates that the incidence of fire in highrise office buildings and the loss of life or injury to occupants is relatively low. Indeed the point is made that one is safer in a highrise office building than in ones own home. In making recommendations for up-grading buildings, the probability factor and the economic costs of stringent requirements must be realistically related.

The recommendations presented herein have been arrived at in accordance with the Terms of Reference which were given this Committee at its inception. The Committee is satisfied that if any upgrading of existing buildings is to be undertaken, that these recommendations provide a reasonably uniform and worthwhile set of requirements that should markedly improve fire safety conditions in existing highrise office buildings. While many additional requirements and mechanical devices could have been suggested, it is felt that the recommendations provide a reasonable balance between economic feasibility and a responsible recognition of the need to set reasonable fire safety standards for the protection of the public. The Committee is aware that the future use to be made of these recommendations is the responsibility of the City Council and will require serious consideration. It does feel, however, that if any improvement is to be made, the recommendations taken in context, and as a whole, represent a minimum preliminary step that will significantly improve fire safety conditions in existing buildings. The Committee also feels quite strongly that adoption of these recommendations should not be formalized until they are presented to interested and affected members of the community and some discussion and reaction received.

cont'd....

As mentioned above, background information was provided by the Fire Chief and his staff. This was a detailed inventory of all highrise office buildings in Vancouver. The definition of a highrise was "any office building over 75 feet in height". The inventory gave details of the buildings including age, size, type of construction, number and type of exits, elevators, etc. (See Appendix I attached).

RECOMMENDATIONS

The Committee quickly decided to divide the buildings into five categories, depending on their age. Each category was identified as being related to a particular time at which building code regulations were modified. The five categories were established as follows:

Category (1) - Those buildings on which Building Permits were issued prior to February 1, 1937.

Prior to this date, fire-escapes were allowed as exits without any restriction with respect to the height of the building. There was no clear statement requiring at least two enclosed stairways as exits for all buildings two storeys in height or higher.

Category (2) - Those buildings on which Building Permits were issued after February 1, 1937, but prior to August 3, 1965.

The basic By-law in this period was numbered 2445. It states clearly that at least two stairways are required as a means of egress for all buildings two storeys or greater in height. A table of building areas shows at what points additional exits are required as the building increases in area. By-law #2445 allowed fire-escapes to count as exits on buildings up to three storeys in height but not on higher buildings. There were further amendments in later years. For example, in 1954, an amendment required the enclosure of stairs of all apartment buildings, hotels and lodging houses two storeys in height. There were amendments in 1956, and 1958, that required the stair enclosures of buildings six storeys or greater in height to be of two-hour non-combustible material. Otherwise, there is no significant change in the exit requirements for high buildings in this period.

Category (3) - Those buildings on which Building Permits were issued after August 3, 1965, but prior to September 1, 1973.

This By-law #4193 was written in the form of the 1953 edition of the National Building Code but contained some significant modifications in line with the 1960 and 1965 editions of the Code. Included in By-law #4702, was a provision allowing dead-end corridors in fire-resistive office buildings to be 50' long.

Category (4) - Those buildings on which Building Permits were issued after September 1, 1973, but prior to February 5, 1974.

This Building By-law #4702 adopted the 1970 edition of the National Building Code including Revision Series 1 and 2 but not Revision Series In other words, these buildings comply with the 1970 National Building Code but not inclusive of the complete requirements for high buildings.

Category (5) - Those buildings on which Building Permits were issued after February 5, 1974, but prior to September 24, 1974.

On this date, Revision Series #3 was adopted. This means that all buildings for which permits were obtained in this period had to be designed in accord with one of the 14 measures listed in the publication NRC #13366 "Measures for Fire Safety in High Buildings".

REQUIREMENTS FOR BUILDINGS

CATEGORY ONE-A - Those buildings between 75 and 100 feet in height from grade to the floor of the top storey must have one fully enclosed stairwell and an accessible outside fire escape, or alternately, be totally sprinklered.

(i) Requirements for Unsprinklered Buildings

- (a) The interior exit stairs must be enclosed within at least a one hour fire separation and walls and ceilings must have a flame spread rating of 25 or less.
- (b) That corridors be enclosed with non-combustible construction.
- (c) That the flame spread ratings be required for public corridors in the 1975 N.B.C.
- (d) That in lieu of (b), a one hour combustible wall which was installed under the provisions of the By-law of its day, be accepted.
- (e) All floors shall be separated from other floors by substantially a one hour fire separation.
- (f) All vertical shafts shall have a fire resistance rating of at least three-quarters of an hour.
- (g) The fire escape system may require alterations or improvements to the satisfaction of the Fire Chief (i.e.) protection from fire exposure from unprotected openings within 10 feet of the exterior escape, provision of a vestibule of approximately 100 sq. ft. with one hour rated walls at point of entry to escape on each floor, easy access door or window to escape, replacing straight ladders with stairs between balconies, etc.
- (h) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).
- (i) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the N.B.C.
- (j) Corridors must be no more than 50 lineal feet dead-ended.
- (k) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.

(ii) Requirements for Sprinklered Buildings

- (a) One elevator must be designed for manual use by fire-fighters.
- (b) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).

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CATEGORY ONE-B - That buildings over 100 feet in height from grade to the floor of the top storey must have two fully enclosed stairwells or alternatively be totally sprinklered. Direct access must be provided to fire exits from the main corridor.

(i) Requirements for Unsprinklered Buildings

- (a) The interior exit stairs must be enclosed within at least a one hour fire separation and the walls and ceilings must have a flame spread rating of 25 or less.
- (b) That corridors be enclosed with non-combustible construction.
- (c) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.
- (d) That in lieu of (b), a one hour combustible wall which was installed under the provisions of the By-law of its day, be accepted.

Category One-B  
(continued)

- (e) All floors shall be separated from other floors by substantially a one hour fire separation.
  - (f) All verticle shafts shall have a fire resistance rating of at least one hour.
  - (g) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).
  - (h) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the N.B.C. Emergency power must be provided for the fire-fighter elevator.
  - (i) Corridors must be no more than 50 lineal feet dead-ended.
  - (j) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.
- (ii) Requirements for Sprinklered Buildings
- (a) One elevator must be designed for manual use by fire-fighters.
  - (b) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).

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CATEGORY TWO - Those buildings over 75 feet in height from grade to the floor of the top storey on which Building Permits were issued after February 1, 1937, but prior to August 3, 1965.

- (i) Requirements for Unsprinklered Buildings
- (a) All floors shall be separated from other floors by substantially a one hour fire separation.
  - (b) All verticle shafts shall have a fire resistance rating of at least one hour.
  - (c) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).
  - (d) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the N.B.C. Emergency power must be provided for the elevator that is manually controlled.
  - (e) That corridors be enclosed with non-combustible construction.
  - (f) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.
  - (g) That in lieu of (e) a one hour combustibile wall which was installed under the provisions of the By-law of its day, be accepted. .
  - (h) That walls and ceilings of interior exit stairs have a flame spread rating of 25 or less.
  - (i) That in the return air duct riser of supply fan ventillating systems, there be a smoke detector to sense smoke and stop all fans.
  - (j) That the air handling systems be required to have a manual reset and not come on automatically.
  - (k) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.

Category Two (continued)

- (l) Corridors must be no more than 50 lineal feet dead-ended.
- (m) That external opening areas be supplied on each floor as per National Building Code of 1975.
- (ii) Requirements for Sprinklered Buildings
  - (a) All elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one elevator that serves all floors must be designed for manual use by fire fighters.
  - (b) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).
  - (c) That in the return air duct riser of supply fan ventillating systems there be a smoke detector to sense smoke and stop all fans.
  - (d) That the air handling systems be required to have a manual reset and not come on automatically.

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CATEGORY THREE - Those buildings over 75 feet in height from grade to to the floor of the top storey on which Building Permits were issued after August 3, 1965, but prior to September 1, 1973.

- (i) Requirements for Unsprinklered Buildings
  - (a) All floors shall be separated from other floors by substantially a two hour fire separation.
  - (b) All vertical shafts shall have a fire resistance rating of at least one hour.
  - (c) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).
  - (d) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the 1975 N.B.C. Emergency power must be provided for the elevator that is manually controlled.
  - (e) That corridors be enclosed with non-combustible construction.
  - (f) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.
  - (g) That in lieu of (e) a one hour combustible wall which was installed under the provisions of the By-law of its day, be accepted.
  - (h) Exit corridors shall conform to appropriate code requirements.
  - (i) That in the return air duct risers of supply fan ventillating systems there be a smoke detector to sense smoke and stop all fans.
  - (j) That the air handling systems be required to have a manual reset and not come on automatically.
  - (k) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.
  - (l) That external opening areas be supplied on each floor as per National Building Code of 1975.
- (ii) Requirements for Sprinklered Buildings
  - (a) All elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one elevator that serves all floors must be designed for manual use by fire fighters.



Category Three (continued)

- (b) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).
- (c) That in the return air duct riser of supply fan ventilating systems there be a smoke detector to sense smoke and stop all fans.
- (d) That the air handling systems be required to have a manual reset and not come on automatically.

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CATEGORY FOUR-A - Those buildings between 75 and 120 feet in height from grade to the floor of the top storey on which Building Permits were issued after September 1, 1973, but prior to February 5, 1974.

(i) Requirements for Unsprinklered Buildings

- (a) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the 1975 N.B.C. Emergency power must be provided for the elevator that is manually controlled.
- (b) That corridors be enclosed with non-combustible construction.
- (c) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.
- (d) Exit corridors shall conform to appropriate code requirements.
- (e) That the air handling systems be required to have a manual reset and not come on automatically.
- (f) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.
- (g) That external opening areas be supplied on each floor as per National Building Code of 1975.

(ii) Requirements for Sprinklered Buildings

- (a) All elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one elevator that serves all floors must be designed for manual use by fire fighters.
- (b) That the air handling systems be required to have a manual reset and not come on automatically.

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CATEGORY FOUR-B - Those buildings over 120 feet in height from grade to the floor of the top storey on which Building Permits were issued after September 1, 1973, but prior to February 5, 1974.

(i) Requirements for Unsprinklered Buildings

- (a) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the 1975 N.B.C. Emergency power must be provided for the elevator that is manually controlled.
- (b) That corridors be enclosed with non-combustible construction.
- (c) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.
- (d) Exit corridors shall conform to appropriate code requirements.
- (e) That the air handling systems be required to have a manual reset and not come on automatically.

cont'd....

Category Four-B (continued)

- (f) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.
- (g) That external opening areas be supplied on each floor as per National Building Code of 1975.
- (ii) Requirements for Sprinklered Buildings
  - (a) All elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one elevator that serves all floors must be designed for manual use by fire fighters.
  - (b) That the air handling systems be required to have a manual reset and not come on automatically.

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CATEGORY FIVE-A - Those buildings between 75 and 120 feet in height from grade to the floor of the top storey on which Building Permits were issued after February 5, 1975, but prior to September 24, 1974.

- (i) Requirements for Unsprinklered Buildings
  - (a) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the 1975 N.B.C. Emergency power must be provided for the elevator that is manually controlled.
  - (b) That corridors be enclosed with non-combustible construction.
  - (c) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.
  - (d) Exit corridors shall conform to appropriate code requirements.
  - (e) That the air handling systems be required to have a manual reset and not come on automatically.
  - (f) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.
  - (g) That external opening areas be supplied on each floor as per National Building Code of 1975.
- (ii) Requirements for Sprinklered Buildings
  - (a) All elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one elevator that serves all floors must be designed for manual use by fire fighters.
  - (b) That the air handling systems be required to have a manual reset and not come on automatically.

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CATEGORY FIVE-B - Those buildings over 120 feet in height from grade to the floor of the top storey on which Building Permits were issued after February 5, 1974, but prior to September 24, 1974.

Requirements shall conform to the 1975 N.B.C.

DISCUSSION OF RECOMMENDATIONS

The building inventory revealed a wide variety of building types in which fire safety measures ranged from almost non-existent to quite complete. The oldest buildings, for example, often had only one open internal stair and an external fire escape. This situation, while potentially dangerous in terms of the spread of smoke, is to some degree offset by the fact that no mechanical air moving ventilation is provided. Unlike new buildings, windows are usually operable and offices tend to be compartmented into small areas.

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New office buildings tend to have more adequate exit stairway systems but smoke dispersal throughout the building is more of a problem because of air handling equipment which, in some instances, cannot be shut off promptly when a fire occurs.

The Committee attempted to take these disparate features into consideration when formulating its recommendations. In each category, sprinklering of the entire building is allowed as the preferred method of improving fire safety. Since the City requires sprinklering of all new buildings over 75 feet, but has not made this requirement retroactive, the Committee felt that acceptable alternatives to sprinklering must be devised for each category. (It is interesting to note too that the National Building Code defines Highrise buildings as being 120 feet in height rather than the 75 feet in the City's definition). Thus, it will be noted that the recommendations provide that each category does in fact offer different but alternative methods of improving fire safety. The alternatives are considered appropriate to deal with the particular conditions found in each category or age group.

The recommendations involve a considerable capital investment by building owners. In each category the option selected will undoubtedly be influenced by technical and construction considerations which will in turn determine the option within a particular category which can be provided most economically. Consequently, it is to be assumed that the recommendations attempt to ensure that compliance with either option within a category will provide more or less equally effective measures for improving conditions of public safety within a building.

Many new devices have recently become available for detecting fire, smoke and temperature change (both rate of change and in absolute values). While recognizing the usefulness of these devices, the Committee also is aware that they are often delicate mechanisms and require regular maintenance by qualified personnel. If they are to be used to turn off fans, operate sprinklers, dampers, elevators, etc they must be completely reliable. It would be irresponsible to require the use of these devices without also requiring strict and regular maintenance, testing and inspection. For the above reasons, the Committee decided only to require the following:

- (1) That there be an automatic smoke detection device in the main return air duct which will stop all fans, and
- (2) That the air handling system must have a manual reset device and not come on automatically.

In addition to the technical recommendations proposed herewith, supplementary recommendations have also been suggested dealing with inspections, testing, etc.

The technical recommendations, while thoroughly discussed by the Committee, should be reviewed by experts and modified as is considered necessary for clarity, practicality and consistency. Wherever possible attempts have been made to relate requirements to existing regulations, such as the National Building Code, Fire Marshall's Act, etc. The recommendations have been developed as guidelines and the Committee would expect that their precise wording, but not their general intent, might well be amended or even re-written by expert Code authorities. It is assumed that if it is the intention of the City to adopt the Committee's proposals in whole or in part, that they would be included in the Fire By-law or such other existing City legislation deemed appropriate.

#### SUPPLEMENTARY RECOMMENDATIONS

The following recommendations may be beyond the specific Terms of Reference of the Committee, however, it was felt advisable to mention these additional recommendations dealing with the broader aspects of administration and supervision of regulations dealing with fire safety:

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Special Committee to Study Fire Safety  
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Supplementary Recommendations  
(continued)

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- (1) It was felt that the Fire Department and possibly the Department of Permits and Licenses should be given consideration in budget and manpower to allow for the establishment of pre-fire planning for highrise buildings. Such a plan would involve the Fire Department and building owners in co-ordinating their activities in the event of fire.
- (2) Adequate funds should be made available to provide for public education in respect to proper fire safety procedures in highrise buildings. Such a program would deal, by the use of television and the use of newspaper promotion, with such subjects as information on behavior in fire situations, information on fuel load brought into office buildings by tenants and other matters to inform the public as to the facilities available for improving life safety in highrise buildings. Encouragement should also be given to the holding of regular fire drills in all office buildings.
- (3) Consideration should be given to requiring buildings to provide trained personnel to be on duty whenever the building is occupied. Such personnel would be trained to understand and operate the various fire safety devices and to assist fire fighting crews as required. It is recognized that this is an additional financial burden on building owners and that due to staff turnover, may not prove to be a practical requirement, at least in the short term.
- (4) There should be a requirement that the various fire safety systems in a building are maintained and inspected regularly. The Committee understands that these matters will be dealt with in the new National Fire Code and for that reason, makes no further comments in this area.

FOR COUNCIL ACTION SEE PAGE(S) 111